



Date of Meeting: July 16, 2015

**TOWN OF LEESBURG  
PLANNING COMMISSION SUPPLEMENTAL STAFF REPORT**

**Subject:** TLZM-2013-0006, Crescent Parke

**Staff Contact:** Michael Watkins, Senior Planner

**Applicant:** Hobie Mitchel, Lansdowne Development Group, LLC  
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**Applicant's Representative:** Christine Gleckner, AICP, Walsh Colucci Lubeley & Walsh  
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**Proposal:** **Rezoning Application:** An application to rezone approximately 29 acres from the CD-C (Crescent District-Commercial) and the CD-MUO (Crescent District-Mixed-Use Option) to the CD-RH (Crescent District-Residential High Density); and to rezone approximately two (2) acres from CD-OS (Crescent District-Open Space) to CD-RH. Within the CD-C and CD-MUO districts, the application includes up to 163,625 square feet of nonresidential uses to include: a maximum of 112,500 square feet of office uses, a maximum of 141,125 square feet of retail uses, inclusive of a hotel use subject to a future special exception application and 96 multifamily dwelling units. Within the CD-RH, the application includes 96 stacked townhouses (two-over-two) and 209 conventional townhouses. The application includes several zoning modifications which affect building architecture and site design.

**Planning Commission Critical Action Date:** **September 12, 2015**

**Recommendation:** Staff is unable to make a recommendation on the rezoning at this time based on unresolved Town Plan and zoning issues.

**Application Acceptance Date:** **April 7, 2014**

**Web Link:** A comprehensive listing of all application documents is found here:  
<http://www.leesburgva.gov/government/departments/planning-zoning/liam-interactive-applications-map>

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This supplemental staff report has been prepared to assist the Planning Commission as they discuss comments and concerns raised in the June 4<sup>th</sup> Planning Commission Staff Report.

**4<sup>th</sup> Submission Comments:** As noted in the June 4<sup>th</sup> Planning Commission Public Hearing Staff Report, Staff has additional comments on the fourth submission of the application concerning various elements of the proposed rezoning which have not been adequately resolved. Together they substantially affect the achievability of the rezoning proposal layout and need to be addressed further. A general outline of Concept Plan deficiencies is provided below.

Zoning

1. Frontage requirements

Notes and tabulations

2. Existing conditions plan

Typical details

3. Build to line dimension
4. Commercial lot rear yard setbacks
5. Mixed-use lot rear yard setbacks
6. Utility corridor
7. Truck turning movements, dumpsters loading spaces

General design

8. Pedestrian connections
9. Sight distance lines
10. RCPC and alley separation requirements
11. Driveway locations in curb-returns

Proffer comments

12. Recommendation to detain the 100-yr storm event.
13. Recommendation to add dam breach analysis

Amenity areas & landscaping

14. Tot lots
15. Grill locations
16. Buffering and screening of residential units to Olde Izaak Walton Park.
17. Interior parking lot landscaping, consistency
18. Mass grading plan and canopy coverage
19. Streetscape and tree location
20. Tree notes, specie types
21. Bioretention planting scheme

At least two work sessions are proposed. The July 16<sup>th</sup> work session will discuss the topics in the outline below. At that meeting Staff will present each topic in a presentation for discussion by Planning Commission, Staff and the Applicant.

**Topics for Discussion:**

1. **Phasing:** The Crescent Design zoning district does not include a codified phasing requirement. However, the mix of uses proposed does not meet the planned mixed-use of the property. Should the application include a more detailed phasing program?
2. **Impacts to Izaak Walton Park:** The Town is the current lessee of the property owned by the Felz family trust until 2030 when the current agreement expires. Development adjacent to this temporary recreational amenity will be impacted. Does the proposed development significantly affect the public use and enjoyment of the property during the remainder of the term of the agreement?
3. **Tuscarora Greenway Trail:** The location and alignment of this planned shared-use trail may have significant impacts on various improvements, including but not limited to flood alterations, on-site amenities, existing ponds, and connections through off-site properties. Have the impacts been fully vetted?
4. **Davis Avenue Alignment:** Has the alignment been designed to provide the highest and best public benefit?
5. **Davis Avenue Constraints:** Design constraints such as intersection spacing and sight distance diminish the intended streetscape envisioned in the Crescent Design District. Are there other options to achieve the intended design?
6. **First Street Connection:** Staff will provide a summary of existing conditions, however the Applicant's proposed improvements may not provide the intended interconnectivity desired in the Crescent District. Can the connection be better facilitated?
7. **Other Planned Connections, TW Perry:** Staff will provide a summary of the planned street network desired in the Crescent District. The Concept Plan depicts an off-site connection that may not be in the most beneficial location. Additional discussion is necessary.
8. **Greenway Extension:** A brief history of the resolution adopted by Council regarding the Greenway Extension as well as analysis completed in preparation of the Crescent Design District will be provided by Staff. Impacts of the proposed alignment such as timing, constructability, grading, buffering and separation of uses will also be presented for discussion.
9. **Mixed-Use Design, North of Davis Avenue:** Staff will describe the Applicant's implementation of the Crescent District zoning requirements and associated modifications that deal with site requirements that are not architecture related.